

Prepared for:

Kyrene Elementary School District
8700 South Kyrene Road
Tempe, Arizona 85284

**AHERA ASBESTOS
INSPECTION REPORT**

FOR

**KYRENE DE LAS MANITAS ELEMENTARY SCHOOL
1201 W COURTNEY LANE
TEMPE, ARIZONA 85284**

PURCHASE ORDER NO. 251702

Prepared by:



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Dominion Project Number: AZ1418.44

AHERA Inspection Date: May 22, 2025

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SECTION 1



LIMITATIONS

LIMITATIONS

The conclusions and results contained herein are based solely on the information presented in this report. The sampling, testing, and observations described in the report represent conditions only at the specified times and locations. Additional materials or information which were hidden, undiscovered, inaccessible, or not a part of the findings presented herein, would result in the modification of the conclusions and recommendations made herein. Any response action guidelines are based solely on the findings contained herein. The response action guidelines are presented as a courtesy and are not to be considered a complete or detailed set of specifications. Dominion conducted this survey as directed by the client and in compliance with applicable regulations.

Dominion is not responsible for the accuracy of information provided by others, or for conditions or consequences arising from relevant facts that were withheld, concealed, undiscovered, or not fully disclosed. Dominion is not a law firm, and therefore, makes no representations regarding any potential liability of any person or entity for site conditions. Further, Dominion is not qualified to present medical advice. If any present or future health issues are in question, it is recommended that the findings in this report be presented to a qualified medical professional for evaluation.

Kyrene De Las Manitas is currently being used daily, therefore, to avoid conspicuous damage and a possible trip and fall hazard, Dominion was only able to check for secondary flooring layers in the corners of each room. Therefore, if the carpets are to be replaced, additional investigation should be carried out into other areas of the flooring to ensure that an undetected second layer of flooring does not exist. Any necessary samples should be collected by a certified inspector prior to the disturbance of any discovered unsampled flooring.

Additional materials or information which were hidden, undiscovered, inaccessible, or are not a part of the finding presented herein, would result in the modification of the conclusions and recommendations made herein. Changes over which Dominion has no control, including but not limited to, the passage of time, manifestation of latent conditions, or occurrence of future events, require reevaluation of the findings, observations, and conclusions expressed in the report.

The limited sampling, testing, and observations described in the report represent conditions only at specified times and locations. These limited sampling methods, techniques, and scope of services were not comprehensive or to be considered all inclusive. Dominion is not responsible for the accuracy of information or services provided by others, including but not limited to other consultants, analytical laboratories, or public records. Dominion is not liable for conditions or consequences arising from relevant facts that were withheld, concealed, undiscovered, or not fully disclosed. Dominion performed this survey in a specific area as directed by the Client and in compliance with applicable regulations.

Dominion's scope of service for this report did not include the inspection for, or identification of fungi, lead paint, or any other hazardous or controlled substances not specifically identified herein. This report presents professional opinions and findings of a scientific or technical nature.

SECTION 2



INSPECTION PROCESS

INSPECTION PROCESS

The Environmental Protection Agency (EPA) in 40 CFR 763, the Asbestos Hazard Emergency Response Act (AHERA), requires Local Education Agencies (LEAs) to identify friable and non-friable asbestos-containing building material (ACBM) in public and private elementary and secondary schools by visually inspecting school buildings for such materials and by sampling all identified suspect materials if they are not assumed to be ACBM. Those samples are then to be analyzed using appropriate analysis techniques, by a qualified laboratory, as referred to in the regulations. AHERA requires LEAs to only utilize accredited personnel when conducting inspections, re-inspections, developing management plans, or performing response actions. This regulation also includes record-keeping requirements. LEAs may contractually delegate their duties under this rule, but they remain responsible for the proper performance of those duties. LEAs are encouraged to consult with EPA Regional Asbestos Coordinators, or if applicable a State's lead agency designated by the State Governor, for assistance in complying with this rule.

This report complies with AHERA based protocols outlined in 40 CFR 763.85, specifically:

- The campus was visually inspected to identify the locations of all suspected ACBM.
- All suspect materials were touched to determine friability and condition.
- Bulk samples were collected of all homogeneous areas of friable suspected ACBM and all homogeneous areas of non-friable suspected ACBM.
- The date of the inspection, the name and signature of the person making the inspection, State of accreditation, his or her accreditation number and any changes in the condition of known or assumed ACBM are included in this report, if applicable.
- The exact locations where samples were collected during the inspection are marked, as well as a description of the manner used to determine sampling locations, the name and signature of each accredited inspector who collected the samples, State of accreditation and if applicable, his or her accreditation number.
- Also included within the report are any assessments or reassessments made of friable material, the name and signature of the accredited inspector making the assessments, State of accreditation and if applicable, his or her accreditation number.

The sampling protocol outlined in 40 CFR 763.86 is as follows:

Surfacing material is material in a school building that is sprayed-on, troweled-on, or otherwise applied to surfaces, such as acoustic plaster on ceilings and fireproofing materials on structural members, or other materials on surfaces for acoustic, fireproofing, or other purposes. Surfacing materials are collected in a statistically random manner as follows:

- At least three (3) bulk samples shall be collected from each homogeneous area that is one thousand (1,000) square feet.

- At least five (5) bulk samples shall be collected from each homogeneous area that is greater than one thousand (1,000) square feet but less than or equal to five thousand (5,000) square feet.
- At least seven (7) bulk samples shall be collected from each homogeneous area that is greater than five thousand (5,000) square feet.

Thermal system insulation (TSI) in a school building means materials applied to pipes, fittings, boilers, breeching, tanks, ducts, or other interior structural components to prevent heat loss or gain, or water condensation, or for other purposes. TSI samples are collected in a randomly distributed manner as follows:

- A minimum of three (3) bulk samples are collected from each homogeneous area of TSI that is not assumed to be ACBM.
- Collect at least one (1) bulk sample from each homogeneous area of patched TSI that is not assumed to be ACBM if the patched section is less than six (6) linear or square feet.
- In a manner sufficient to determine whether the material is ACBM or not ACBM, collect bulk samples from each insulated mechanical system that is not assumed to be ACBM where cement or plaster is used on fittings such as tees, elbows, or valves.
- Bulk samples are not required to be collected from any homogeneous area where the accredited inspector has determined that the TSI is fiberglass, foam glass, rubber, or other non-ACBM.

Miscellaneous material is sampled in a sufficient manner to determine whether the material is ACBM or not ACBM. An accredited inspector shall collect bulk samples from each homogeneous area of friable miscellaneous material that is not “assumed” to be ACBM. Therefore, Dominion will collect a minimum of three (3) samples of each miscellaneous material, as a matter of industry standards.

ASSESSMENT OF MATERIALS

In compliance with 40 CFR 763.88, Dominion inspectors have classified the ACBM and suspected ACBM in the school buildings into one of the following categories:

- (1) Damaged or significantly damaged Thermal System Insulation ACBM
- (2) Damaged friable surfacing ACBM
- (3) Significantly damaged friable surfacing ACBM
- (4) Damaged or significantly damaged friable miscellaneous ACBM
- (5) ACBM with potential for damage
- (6) ACBM with potential for significant damage
- (7) Any remaining friable ACBM or friable suspected ACBM

As part of the assessment, the following issues have been taken into consideration:

- i. Location and the amount of the material, both in total quantity and as a percentage of the functional space.
- ii. The type of damage or significant damage (e.g., flaking, blistering, water damage, or other signs of physical damage).
- iii. The severity of damage (e.g., major flaking, severely torn jackets, as opposed to occasional flaking, minor tears to jackets).
- iv. Extent or spread of damage over large areas or large percentages of the homogeneous area.
- v. Whether the material is accessible.
- vi. The material's potential for disturbance.
- vii. Known or suspected causes of damage or significant damage (e.g., air erosion, vandalism, vibration, water).
- viii. Preventive measures might eliminate the reasonable likelihood of undamaged ACBM from becoming significantly damaged.

SECTION 3



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

INTRODUCTION

Dominion Environmental Consultants, Inc. (Dominion) was authorized, by Mr. Mason Meade with the Kyrene Elementary School District (KESD), to perform the AHERA Asbestos Re-inspection of Kyrene De Las Manitas Elementary School, located at 1201 West Courtney Lane in Tempe, Arizona, via a written Purchase Order #251702, dated February 4, 2025.

Due to budgetary constraints, Dominion was directed by Mr. Meade to first sample the easily accessible building materials inside the building until a pre-determined number of samples were collected. Once the allotted number of samples per building had been collected, Dominion was then directed to "assume as asbestos-containing" the remaining suspect building materials. Pursuant to Mr. Meade's directions, the sampling order of importance was determined first on materials with the largest square footage, then least accessible materials, ceramic tiles, and materials least likely to be disturbed.

Dominion was also instructed to utilize Dominion's previous Initial Limited Asbestos Inspection Reports, Project Numbers AZ0959.2618 dated November 30, 2020. Per the direction of Mr. Meade, Dominion was instructed to utilize the information from these previous reports and to only collect additional bulk samples of any previously unsampled building materials.

Kyrene De Las Manitas Elementary School campus consists of one (1) single story, slab on grade, block structure. No below grade levels were observed for any building on campus.

BACKGROUND INFORMATION

INITIAL LIMITED AHERA ASBESTOS SURVEY – NOVEMBER 30, 2020

Dominion's Limited Asbestos Inspections of the Kyrene De Las Manitas' Room D-1, Janitor's Closet, and Adjacent Boy's Restroom was conducted on November 30, 2020, by Mr. Nick Marcos, an AHERA accredited Asbestos Building Inspector (State of Arizona #4644-8873-040320, expiration date April 3, 2021).

2025 AHERA ASBESTOS RE-INSPECTION – MAY 22, 2025

Dominion's AHERA Asbestos Inspection, of the Kyrene De Las Manitas Elementary School was conducted on May 21 and 22, 2025, by Mr. Isai Portillo, an AHERA accredited Asbestos Building Inspector. (State of Arizona #ON-188748-19438-121224, expiration date December 12, 2025).

COLLECTION OF BULK SAMPLES

Initial Limited AHERA Asbestos Survey – November 2020

A total of twenty-four (24) bulk samples were collected from twelve (12) homogeneous building materials within Room D-1, Janitor's Closet, and Adjacent Boy's Restroom.

Identified in the following list are the twelve (12) suspect homogeneous building materials sampled during the November 2020 limited asbestos inspection.

- Counter Caulking
- Orange Peel Drywall System – Beige (Texture, Tape, Joint Compound, Drywall)
- Blue Cove Base
- Cream Mastic for Blue Cove Base
- Brown with Speck 12" x 12" Vinyl Floor Tile
- Tan Mastic for Brown with Speck 12" x 12" Vinyl Floor Tile
- Tan 4" x 4" Ceramic Wall Tile
- Gray Grout for Tan 4" x 4" Ceramic Wall Tile
- Tan Mastic for Tan 4" x 4" Ceramic Wall Tile
- Blue 4" x 4" Ceramic Cove Base
- Greenboard for Ceramic Wall Tile
- Yellow Wall Insulation

2025 AHERA Asbestos Re-Inspection - May 2025

During the 2025 AHERA Asbestos Re-inspection, a total of fifteen (15) bulk samples were collected from seven (7) homogeneous building materials (multiple layers) throughout the Kyrene De Las Manitas Main Building. Identified in the following list are the seven (7) suspect homogeneous materials Dominion sampled during the 2025 AHERA inspection.

Main Building - 7 Materials – 0 ACBM

- Large Pin Hole 2' x 2' Ceiling Tile
- Small Pin Hole 2' x 2' Replacement Ceiling Tile
- Orange Peel Drywall - White (Paint, Texture, Tape, Joint Compound, & Drywall)
- Beige w/ Tan Specs 12" x 12" Vinyl Floor Tile
- Yellow Mastic for Beige w/ Tan Specs 12" x 12" Vinyl Floor Tile
- Blue/Gray 2' x 2' Carpet
- Yellow Mastic for Blue/Gray 2' x 2' Carpet

All the suspect bulk samples collected from Kyrene De Las Manitas Elementary School were submitted to EMLab P&K (EMLab) in Phoenix, Arizona for analysis using Polarized Light Microscopy (PLM) methods. EMLab used the methods prescribed in Method 40 CFR, Part 763, in the Code of Federal Register in analyzing bulk samples. EMLab is certified by the National *Institute of Standards and Technology* as a National Voluntary Laboratory Accreditation

Program (NVLAP), Number 500031-0. The suspect asbestos bulk samples were collected and submitted to the laboratory using established chain-of-custody procedures.

Bulk samples were collected utilizing safety and health practices as required by the Occupational Safety and Health Administration (OSHA). At the time of sample collection, the buildings were not occupied by students. Only limited administrative and custodial staff were present on campus.

ASSUMED ACBM – May 22, 2025

Due to budgetary constraints, KESD instructed Dominion to assume any unsampled suspect building materials as asbestos containing until further asbestos bulk sampling can be budgeted and conducted. Therefore, listed below are the fifty-four (54) building materials that were **assumed** to contain greater than one percent (>1%) asbestos.

- Clear 9" x 9" Block Grout
- Blue 2' x 2' Carpet & Mastic
- Mastic for Blue 2' x 2' Carpet
- Tac Board Wrap & Glue
- Gray Door w/ Window Sealant
- White Door Sealant
- Beige Wallpaper System
- Floor Expansion Joint
- Concrete Foundation
- Gray Sink Caulking
- Gray 4" x 4" Ceramic Wall Tile
- Blue 4" x 4" Ceramic Wall Tile
- Grout for 4" x 4" Ceramic Wall Tiles
- Tan 2" x 2" Ceramic Floor Tile
- Grout for Tan 2" x 2" Ceramic Floor Tile
- Gray w/White Specs 2"x2" Ceramic Floor Tile
- Grout for Gray w/White Specs 2"x2" Ceramic Floor Tile
- Gray 2" x 2" Ceramic Floor Tile
- Grout for Gray 2" x 2" Ceramic Floor Tile
- Fixture Caulking
- Smooth Texture Drywall System
- Skip Trowel Texture Drywall System
- Brown 4" x 16" Brick & Mortar
- Brown 8" x 16" Decorative Block & Mortar
- Black Window Sealant
- White Fiberglass Reinforced Plastic
- Mastic for White Fiberglass Reinforced Plastic
- White Vinyl Texture 2' x 2' Ceiling Tile
- Blue Replacement 4" x 4" Ceramic Wall Tile

- Grout for Blue Replacement 4" x 4" Ceramic Wall Tile
- Replacement 4" x 4" Ceramic Wall Tile
- Grout for Replacement 4" x 4" Ceramic Wall Tile
- Black Sink Coating
- Beige Lined Pattern 2' x 2' Ceiling Tile
- Blue Carpet
- Mastic for Blue Carpet
- Gray Circle Pattern Vinyl Floor Tile
- Mastic for Gray Circle Pattern Vinyl Floor Tile
- Brown Expansion Joint
- Brown Door Foam Caulking
- Multi-Colored Carpet
- Beige 2' x 4' Drywall Ceiling Tile
- Silver Caulking
- Light Gray Replacement 2' x 2' Ceramic Wall Tile
- Untextured Drywall System
- Silver Ceiling Wrap & Insulation
- Silver Flex Duct Wrap & Insulation
- Silver Duct Wrap & Insulation
- Gray Duct Mastic
- White Pipe Wrap & Insulation
- Black Foam Pipe Insulation
- Gray Fire Stop Caulking
- Brown Fire Stop Caulking
- Red Fire Stop Caulking

INSPECTION FINDINGS

INITIAL LIMITED AHERA ASBESTOS SURVEY – November 30, 2020

All twelve (12) of the homogeneous building materials sampled during the November 2020 inspection within Room D-1, Janitor's Closet, and Adjacent Boy's Restroom were reported by the laboratory using the PLM analysis method to be "none detected" for asbestos content.

2025 AHERA ASBESTOS RE-INSPECTION – May 22, 2025

All seven (7) of the homogeneous building materials sampled during the March 2025 inspection within the Main Building were reported by the laboratory using the PLM analysis method to be "none detected" for asbestos content.

As shown above, fifty-four (54) suspect homogeneous building materials were *assumed* to contain greater than one percent (>1%) asbestos.

RECOMMENDATIONS

Any building material within the Kyrene De Las Manitas Elementary School campus not identified in this inspection report that is not wood, glass, or metal, is a suspect ACBM and should not be removed, sanded, ground, abraded, or otherwise disturbed by any person without being first properly trained as per 40 CFR 763.92 and, or 29 CFR 1926.1101. For detailed recommendations, please refer to the Kyrene De Las Manitas Elementary School AHERA Management Plan.

The ACBM or assumed ACBM located within the structures of the Kyrene De Las Manitas Elementary School campus can be managed in compliance with the Kyrene Elementary School District AHERA Management Plan until such a time as these building materials become degraded, have become friable, or will be disturbed by ongoing maintenance, renovation, or a demolition activity. Prior to a renovation or demolition activity, the previously listed assumed ACBM should be sampled by an AHERA Certified Building Inspector to determine the presence of asbestos.

At least once every six (6) months after a management plan is in effect, the KESD should conduct periodic surveillance in each building that it leases, owns, or otherwise uses as a school building that contains ACBM.

At least once every three (3) years after a management plan is in effect, the KESD should conduct an inspection of all ACBM on the school campus.

The AHERA inspection is limited to only the interior of the buildings and the underside of any covered walkways. This would mean that the additional suspect building materials found on the exterior of the buildings or structures, that are not regulated by AHERA are regulated by EPA NESHAP and OSHA. Therefore, prior to any disturbance of these un-sampled or newly installed suspect building materials, Dominion recommends that these suspect materials be sampled by an AHERA Certified Building Inspector and analyzed for asbestos content by a qualified laboratory prior to any disturbance.

The property owner or his representatives should retain the services of an independent asbestos consulting firm to monitor the performance of any asbestos abatement activities. The consulting firm should oversee the completeness of any asbestos removal and verify the quality of the air during the removal work and perform final clearance air sampling in accordance with the AHERA guidelines.

All documentation is being provided to the Kyrene Elementary School District and must be retained as a permanent record. Should you have any questions regarding the procedures that were followed on this project, please contact Dominion at any time. Thank you for the opportunity to provide these environmental consulting services.



2025 AHERA Building Inspector

Isai Portillo

AHERA Certificate Number: ON-188748-19438-121224

Expires: December 12, 2025

Historical Information

2020 AHERA Building Inspector

Nick Marcos

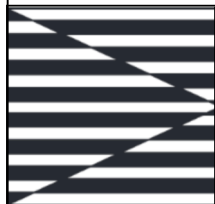
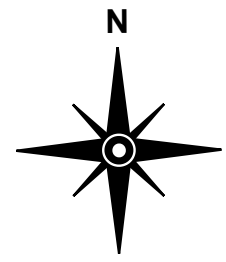
AHERA Certificate Number: ON-4644-8873-040320

Expires: April 3, 2021

SECTION 4



SITE PLANS



Site Plan
 Kyrene de las Manitas Elementary School
 1201 W Courtney Ln, Tempe, AZ 85284

Project No. AZ0959.2618
 Main Building

Dominion Environmental Consultants, Inc.
 20045 North 19th Avenue - Building 7 - Phoenix, Arizona 85027 - (623) 516-1415

SECTION 5



HOMOGENEOUS MATERIALS
INVENTORY LISTS

Dominion Environmental Consultants, Inc.
AHERA Suspect ACBM Homogeneous Building Materials Inventory List

Dominion Project Number(s): AZ0959.2618/AZ1418.44			Client: Kyrene Elementary School District			
Inspection Date(s): 11/30/2020 + 05/22/2025			Site: Kyrene de las Manitas Elementary School			
Homogeneous Material #	Material Description	Location(s)	ACBM Yes/No/Assumed	Friable Yes/No	Material Category	Approximate Quantity (sq. ft.)
Inspection Date: 11/30/2020- AHERA Building Inspector: Nick Marcos (Certification #4644-8873-040320)						
1	Counter Caulking	Room D-1	No	No	M	1,400
2	Orange Peel Drywall System - Beige	Janitor's Closet	No	No	M	68,000
	White Texture		No	No	M	
	Cream Tape		No	No	M	
	White Joint Compound		No	No	M	
	White/Tan Drywall		No	No	M	
3	Blue Cove Base	Janitor's Closet	No	No	M	4,300
4	Cream Mastic for Blue Cove Base		No	No	M	
5	Brown with Speck 12" x 12" Vinyl Floor Tile	Janitor's Closet	No	No	M	1,200
6	Tan Mastic for Brown with Speck 12" x 12" Vinyl Floor Tile		No	No	M	
7	Tan 4" x 4" Ceramic Wall Tile	Boy's Restroom Adjacent Janitor's Closet	No	No	M	9,000
8	Gray Grout for Tan 4" x 4" Ceramic Wall Tile		No	No	M	
9	Tan Mastic for Tan 4" x 4" Ceramic Wall Tile		No	No	M	
10	Blue 4" x 4" Ceramic Cove Base	Boy's Restroom Adjacent Janitor's Closet	No	No	M	720
11	Greenboard for Ceramic Wall Tile	Boy's Restroom Adjacent Janitor's Closet	No	No	M	
12	Yellow Wall Insulation	Boy's Restroom Adjacent Janitor's Closet	No	Yes	TSI	
Inspection Date: 05/22/25 - AHERA Building Inspector: Isai Portillo (Certification #188748-19438-121224)						
13	Large Pin Hole 2' x 2' Ceiling Tile	Lounge, Extended Resource, & Rm A-5	No	No	M	61,000
14	Small Pin Hole 2' x 2' Ceiling Tile	Rms E-1, D-1, & C-1	No	No	M	16,926
15	Orange Peel Drywall System - White	Lounge & Rms B-1 & C-2	No	No	M	68,000
	White Texture		No	No	M	
	Cream Tape		No	No	M	
	White Joint Compound		No	No	M	
	White Drywall with Brown Paper		No	No	M	
16	Beige w/Tan Specs 12" x 12" Vinyl Floor Tile	Itinerant Closet, Electrical 02, & Rm B-1	No	No	M	1,200
17	Yellow Mastic for 12" x 12" Vinyl Floor Tile		No	No	M	
18	Blue/Gray 2' x 2' Carpet	Rms A-3, C-5, & D-2	No	No	M	48,000
19	Yellow Mastic for Blue/Gray 2' x 2' Carpet		No	No	M	

Inspector: Isai Portillo
Certificate Number: ON-188748-19438-121224
State: Arizona

KEY:
S = Surfacing
M = Miscellaneous
TSI = Thermal System Insulation

Dominion Environmental Consultants, Inc.
AHERA Suspect ACBM Homogeneous Building Materials Inventory List

Dominion Project Number(s): AZ0959.2618/AZ1418.44			Client: Kyrene Elementary School District				
Inspection Date(s): 11/30/2020 + 05/22/2025			Site: Kyrene de las Manitas Elementary School				
Homogeneous Material #	Material Description	Location(s)	ACBM Yes/No/Assumed	Friable Yes/No	Material Category	Approximate Quantity (sq. ft.)	
Assumed ACBM							
20	Clear 9" x 9" Block Grout	School Entry	Assumed	No	M	550	
21	Blue 2' x 2' Carpet	Main Entrance & School Entry	Assumed	No	M	530	
22	Mastic for Blue 2' x 2' Carpet		Assumed	No	M		
23	Tac Board Wrap & Glue	Throughout	Assumed	No	M	20,000	
24	Gray Door w/ Window Sealant	Door to Office, All Pod Rooms, & Center Rm	Assumed	No	M	550	
25	White Door Sealant	Main Entrance Door	Assumed	No	M	20	
26	Beige Wallpaper System	Nurse's Office & Lounge Telephone Rm	Assumed	No	M	400	
27	Floor Expansion Joint	Throughout - Classrooms & Gym	Assumed	No	M	450	
28	Concrete Foundation	Throughout	Assumed	No	M	82,300	
29	Gray Sink Caulking	Restrooms	Assumed	No	M	180	
30	Gray 4" x 4" Ceramic Wall Tile		Assumed	No	M	1,500	
31	Blue 4" x 4" Ceramic Wall Tile		Assumed	No	M	200	
32	Grout for 4" x 4" Ceramic Wall Tiles		Assumed	No	M		
33	Tan 2" x 2" Ceramic Floor Tile		Assumed	No	M	120	
34	Grout for Tan 2" x 2" Ceramic Floor Tile		Assumed	No	M		
35	Gray w/White Specs 2"x2" Ceramic Floor Tile		Assumed	No	M	5,000	
36	Grout for Gray w/White Specs 2"x2" Ceramic Floor Tile		Assumed	No	M		
37	Gray 2" x 2" Ceramic Floor Tile		Assumed	No	M	300	
38	Grout for Gray 2" x 2" Ceramic Floor Tile		Assumed	No	M		
39	Fixture Caulking		Assumed	No	M	120	
40	Smooth Texture Drywall System		All Restroom Ceilings	Assumed	No	M	2,100
41	Skip Trowel Texture Drywall System		Electrical 02, Multi-Purpose Electrical Rm, WH Kitchen, & Room 102	Assumed	No	M	7,000
42	Brown 4" x 16" Brick & Mortar		WH Kitchen, Rm 101, Multi-Purpose Rm, Electrical, Kitchen, Rm 102, Manager's Office & Storage, East Hall Storage & Restroom	Assumed	No	M	1,800
43	Brown 8" x 16" Decorative Block & Mortar	Gymnasium	Assumed	No	M	400	

Inspector: Isai Portillo
Certificate Number: ON-188748-19438-121224
State: Arizona

KEY:
S = Surfacing
M = Miscellaneous
TSI = Thermal System Insulation

Dominion Environmental Consultants, Inc.
AHERA Suspect ACBM Homogeneous Building Materials Inventory List

Dominion Project Number(s): AZ0959.2618/AZ1418.44			Client: Kyrene Elementary School District			
Inspection Date(s): 11/30/2020 + 05/22/2025			Site: Kyrene de las Manitas Elementary School			
Homogeneous Material #	Material Description	Location(s)	ACBM Yes/No/Assumed	Friable Yes/No	Material Category	Approximate Quantity (sq. ft.)
44	Black Window Sealant	Throughout	Assumed	No	M	300
45	White Fiberglass Reinforced Plastic	Kitchen	Assumed	No	M	225
46	Mastic for White Fiberglass Reinforced Plastic		Assumed	No	M	
47	White Vinyl Texture 2' x 2' Ceiling Tile	Library	Assumed	No	M	1,264
48	Blue Replacement 4" x 4" Ceramic Wall Tile	Restrooms	Assumed	No	M	550
49	Grout for Blue Replacement 4" x 4" Ceramic Wall Tile		Assumed	No	M	
50	Replacement 4" x 4" Ceramic Wall Tile		Assumed	No	M	
51	Grout for Replacement 4" x 4" Ceramic Wall Tile		Assumed	No	M	
52	Black Sink Coating	Rm 101	Assumed	No	M	10
53	Beige Lined Pattern 2' x 2' Ceiling Tile	Multi-Purpose Restroom	Assumed	No	M	912
54	Blue Carpet	Stairs to Stage	Assumed	No	M	350
55	Mastic for Blue Carpet		Assumed	No	M	
56	Gray Circle Pattern Vinyl Floor Tile	Stage Stairs to Band Rm	Assumed	No	M	30
57	Mastic for Gray Circle Pattern Vinyl Floor Tile		Assumed	No	M	
58	Brown Expansion Joint	Multi-Purpose Rm	Assumed	No	M	90
59	Brown Door Foam Caulking		Assumed	No	M	150
60	Multi-Colored Carpet		Assumed	No	M	80
61	Beige 2' x 4' Drywall Ceiling Tile	Kitchen	Assumed	No	M	700
62	Silver Caulking		Assumed	No	M	50
63	Light Gray Replacement 2' x 2' Ceramic Wall Tile	Girl's Restroom & Multi-Purpose Restroom	Assumed	No	M	40
64	Untextured Drywall System	Above Ceiling	Assumed	No	M	30,000
65	Silver Ceiling Wrap & Insulation		Assumed	Yes	TSI	4,250
66	Silver Flex Duct Wrap & Insulation		Assumed	Yes	TSI	
67	Silver Duct Wrap & Insulation		Assumed	Yes	TSI	
68	Gray Duct Mastic		Assumed	No	M	150
69	White Pipe Wrap & Insulation		Assumed	Yes	TSI	4,250
70	Black Foam Pipe Insulation		Assumed	No	M	
71	Gray Fire Stop Caulking		Assumed	No	M	180
72	Brown Fire Stop Caulking		Assumed	No	M	

Inspector: Isai Portillo
Certificate Number: ON-188748-19438-121224
State: Arizona

KEY:
S = Surfacing
M = Miscellaneous
TSI = Thermal System Insulation

Dominion Environmental Consultants, Inc.
AHERA Suspect ACBM Homogeneous Building Materials Inventory List

Dominion Project Number(s): AZ0959.2618/AZ1418.44				Client: Kyrene Elementary School District		
Inspection Date(s): 11/30/2020 + 05/22/2025				Site: Kyrene de las Manitas Elementary School		
Homogeneous Material #	Material Description	Location(s)	ACBM Yes/No/Assumed	Friable Yes/No	Material Category	Approximate Quantity (sq. ft.)
73	Red Fire Stop Caulking		Assumed	No	M	

Inspector: Isai Portillo
Certificate Number: ON-188748-19438-121224
State: Arizona

KEY:
S = Surfacing
M = Miscellaneous
TSI = Thermal System Insulation

SECTION 6



PLM BULK
SAMPLE SHEETS

Dominion Environmental Consultants, Inc.
AHERA PLM Bulk Sample Summary

Dominion Project Number(s): AZ0959.2618/AZ1418.44			Client: Kyrene Elementary School District		
Sample Date(s): 11/30/2020 + 05/22/2025			Site: Kyrene de las Manitas		
Sample Number	HM#	Material Description	Sample Location	Manner of Sampling	Asbestos Content
Sample Date: 11/30/2020 - AHERA Building Inspector: Nick Marcos (Certification #4644-8873-040320)					
AZ0959.2618- PLM-1	1	Counter Caulking	Room D-1 - West	Convenient	None Detected
AZ0959.2618- PLM-2		Counter Caulking	Room D-1 - West	Convenient	None Detected
AZ0959.2618- PLM-3		Counter Caulking	Room D-1 - Northwest	Convenient	None Detected
AZ0959.2618- PLM-4	2	Orange Peel Drywall System - Beige	Janitor's Closet - Southwest	Convenient	None Detected
		White Texture		Convenient	None Detected
		Cream Tape		Convenient	None Detected
		White Joint Compound		Convenient	None Detected
		White/Tan Drywall		Convenient	None Detected
AZ0959.2618- PLM-5	2	Orange Peel Drywall System - Beige	Janitor's Closet - Southwest	Convenient	None Detected
		White Texture		Convenient	None Detected
		Cream Tape		Convenient	None Detected
		White Joint Compound		Convenient	None Detected
		White/Tan Drywall		Convenient	None Detected
AZ0959.2618- PLM-6	2	Orange Peel Drywall System - Beige	Janitor's Closet - Southwest Corner	Convenient	None Detected
		White Texture		Convenient	None Detected
		Cream Tape		Convenient	None Detected
		White Joint Compound		Convenient	None Detected
		White/Tan Drywall		Convenient	None Detected
AZ0959.2618- PLM-7	3	Blue Cove Base	Janitor's Closet - North	Convenient	None Detected
	4	Cream Mastic for Blue Cove Base		Convenient	None Detected
AZ0959.2618- PLM-8	3	Blue Cove Base	Janitor's Closet - Northwest	Convenient	None Detected
	4	Cream Mastic for Blue Cove Base		Convenient	None Detected
AZ0959.2618- PLM-9	3	Blue Cove Base	Janitor's Closet - Southwest	Convenient	None Detected
	4	Cream Mastic for Blue Cove Base		Convenient	None Detected
AZ0959.2618- PLM-10	5	Brown with Speck 12" x 12" Vinyl Floor Tile	Janitor's Closet - Southwest	Convenient	None Detected
	6	Tan Mastic for Brown with Speck 12" x 12" Vinyl Floor Tile		Convenient	None Detected

Inspector: Isai Portillo
Certificate Number: ON-188748-19438-121224
State: Arizona



Dominion Environmental Consultants, Inc.
AHERA PLM Bulk Sample Summary

Dominion Project Number(s): AZ0959.2618/AZ1418.44			Client: Kyrene Elementary School District		
Sample Date(s): 11/30/2020 + 05/22/2025			Site: Kyrene de las Manitas		
Sample Number	HM#	Material Description	Sample Location	Manner of Sampling	Asbestos Content
AZ0959.2618- PLM-11	5	Brown with Speck 12" x 12" Vinyl Floor Tile	Janitor's Closet - Southeast	Convenient	None Detected
	6	Tan Mastic for Brown with Speck 12" x 12" Vinyl Floor Tile		Convenient	None Detected
AZ0959.2618- PLM-12	5	Brown with Speck 12" x 12" Vinyl Floor Tile	Janitor's Closet - South	Convenient	None Detected
	6	Tan Mastic for Brown with Speck 12" x 12" Vinyl Floor Tile		Convenient	None Detected
AZ0959.2618- PLM-13	7	Tan 4" x 4" Ceramic Wall Tile	Boy's Restroom - Southeast	Convenient	None Detected
	8	Gray Grout for Tan 4" x 4" Ceramic Wall Tile		Convenient	None Detected
	9	Tan Mastic for Tan 4" x 4" Ceramic Wall Tile		Convenient	None Detected
AZ0959.2618- PLM-14	7	Tan 4" x 4" Ceramic Wall Tile	Boy's Restroom - Southeast	Convenient	None Detected
	8	Gray Grout for Tan 4" x 4" Ceramic Wall Tile		Convenient	None Detected
	9	Tan Mastic for Tan 4" x 4" Ceramic Wall Tile		Convenient	None Detected
AZ0959.2618- PLM-15	7	Tan 4" x 4" Ceramic Wall Tile	Boy's Restroom - Southeast	Convenient	None Detected
	8	Gray Grout for Tan 4" x 4" Ceramic Wall Tile		Convenient	None Detected
	9	Tan Mastic for Tan 4" x 4" Ceramic Wall Tile		Convenient	None Detected
AZ0959.2618- PLM-16	10	Blue 4" x 4" Ceramic Cove Base	Boy's Restroom - Center East Corner	Convenient	None Detected
AZ0959.2618- PLM-17		Blue 4" x 4" Ceramic Cove Base	Boy's Restroom - Center Southeast	Convenient	None Detected
AZ0959.2618- PLM-18		Blue 4" x 4" Ceramic Cove Base	Boy's Restroom - Southeast	Convenient	None Detected
AZ0959.2618- PLM-19	11	Greenboard for Ceramic Wall Tile	Boy's Restroom - Center East Corner	Convenient	None Detected
AZ0959.2618- PLM-20		Greenboard for Ceramic Wall Tile	Boy's Restroom - Center Southeast	Convenient	None Detected
AZ0959.2618- PLM-21		Greenboard for Ceramic Wall Tile	Boy's Restroom - Southeast	Convenient	None Detected
AZ0959.2618- PLM-22	12	Yellow Wall Insulation	Boy's Restroom - Center East Corner	Convenient	None Detected
AZ0959.2618- PLM-23		Yellow Wall Insulation	Boy's Restroom - Center Southeast	Convenient	None Detected
AZ0959.2618- PLM-24		Yellow Wall Insulation	Boy's Restroom - Southeast	Convenient	None Detected
Sample Date: 05/22/25 - AHERA Building Inspector: Isai Portillo (Certification #188748-19438-121224)					
AZ1418.44- PLM-25	13	Large Pin Hole 2' x 2" Ceiling Tile	Lounge - North	Convenient	None Detected
AZ1418.44- PLM-26		Large Pin Hole 2' x 2" Ceiling Tile	Rm A-5 - South	Convenient	None Detected
AZ1418.44- PLM-27		Large Pin Hole 2' x 2" Ceiling Tile	Extended Resource - South	Convenient	None Detected
AZ1418.44- PLM-28	14	Small Pin Hole 2' x 2" Ceiling Tile	Rm E-1 - North	Convenient	None Detected
AZ1418.44- PLM-29		Small Pin Hole 2' x 2" Ceiling Tile	Rm D-1 - Northeast	Convenient	None Detected
AZ1418.44- PLM-30		Small Pin Hole 2' x 2" Ceiling Tile	Rm C-1 - Northwest Corner	Convenient	None Detected

Inspector: Isai Portillo
Certificate Number: ON-188748-19438-121224
State: Arizona



Dominion Environmental Consultants, Inc.
AHERA PLM Bulk Sample Summary

Dominion Project Number(s): AZ0959.2618/AZ1418.44			Client: Kyrene Elementary School District		
Sample Date(s): 11/30/2020 + 05/22/2025			Site: Kyrene de las Manitas		
Sample Number	HM#	Material Description	Sample Location	Manner of Sampling	Asbestos Content
AZ1418.44- PLM-31	15	Orange Peel Drywall System - White	Lounge - Southeast Corner	Convenient	None Detected
		White Texture		Convenient	None Detected
		Cream Tape		Convenient	None Detected
		White Joint Compound		Convenient	None Detected
		White Drywall with Brown Paper		Convenient	None Detected
AZ1418.44- PLM-32	15	Orange Peel Drywall System - White	Rm B-1 - Northeast Corner	Convenient	None Detected
		White Texture		Convenient	None Detected
		Cream Tape		Convenient	None Detected
		White Joint Compound		Convenient	None Detected
		White Drywall with Brown Paper		Convenient	None Detected
AZ1418.44- PLM-33	15	Orange Peel Drywall System - White	Rm C-2 - Northeast Corner	Convenient	None Detected
		White Texture		Convenient	None Detected
		Cream Tape		Convenient	None Detected
		White Joint Compound		Convenient	None Detected
		White Drywall with Brown Paper		Convenient	None Detected
AZ1418.44-- PLM-34	16	Beige w/Tan Specs 12" x 12" Vinyl Floor Tile	Electrical 02 - East	Convenient	None Detected
	17	Yellow Mastic for 12" x 12" Vinyl Floor Tile		Convenient	None Detected
AZ1418.44-- PLM-35	16	Beige w/Tan Specs 12" x 12" Vinyl Floor Tile	Rm B-1 - East	Convenient	None Detected
	17	Yellow Mastic for 12" x 12" Vinyl Floor Tile		Convenient	None Detected
AZ1418.44-- PLM-36	16	Beige w/Tan Specs 12" x 12" Vinyl Floor Tile	Itinerant Closet - West	Convenient	None Detected
	17	Yellow Mastic for 12" x 12" Vinyl Floor Tile		Convenient	None Detected
AZ1418.44-- PLM-37	18	Blue/Gray 2' x 2' Carpet	Rm A-3 - Northwest	Convenient	None Detected
	19	Yellow Mastic for Blue/Gray 2' x 2' Carpet		Convenient	None Detected
AZ1418.44-- PLM-38	18	Blue/Gray 2' x 2' Carpet	Rm D-2 - Northwest	Convenient	None Detected
	19	Yellow Mastic for Blue/Gray 2' x 2' Carpet		Convenient	None Detected
AZ1418.44-- PLM-39	18	Blue/Gray 2' x 2' Carpet	Rm C-5 - South	Convenient	None Detected
	19	Yellow Mastic for Blue/Gray 2' x 2' Carpet		Convenient	None Detected

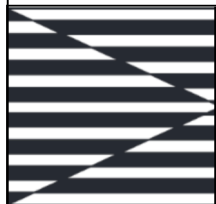
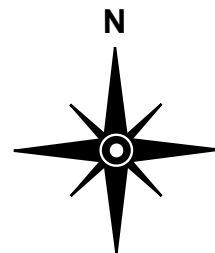
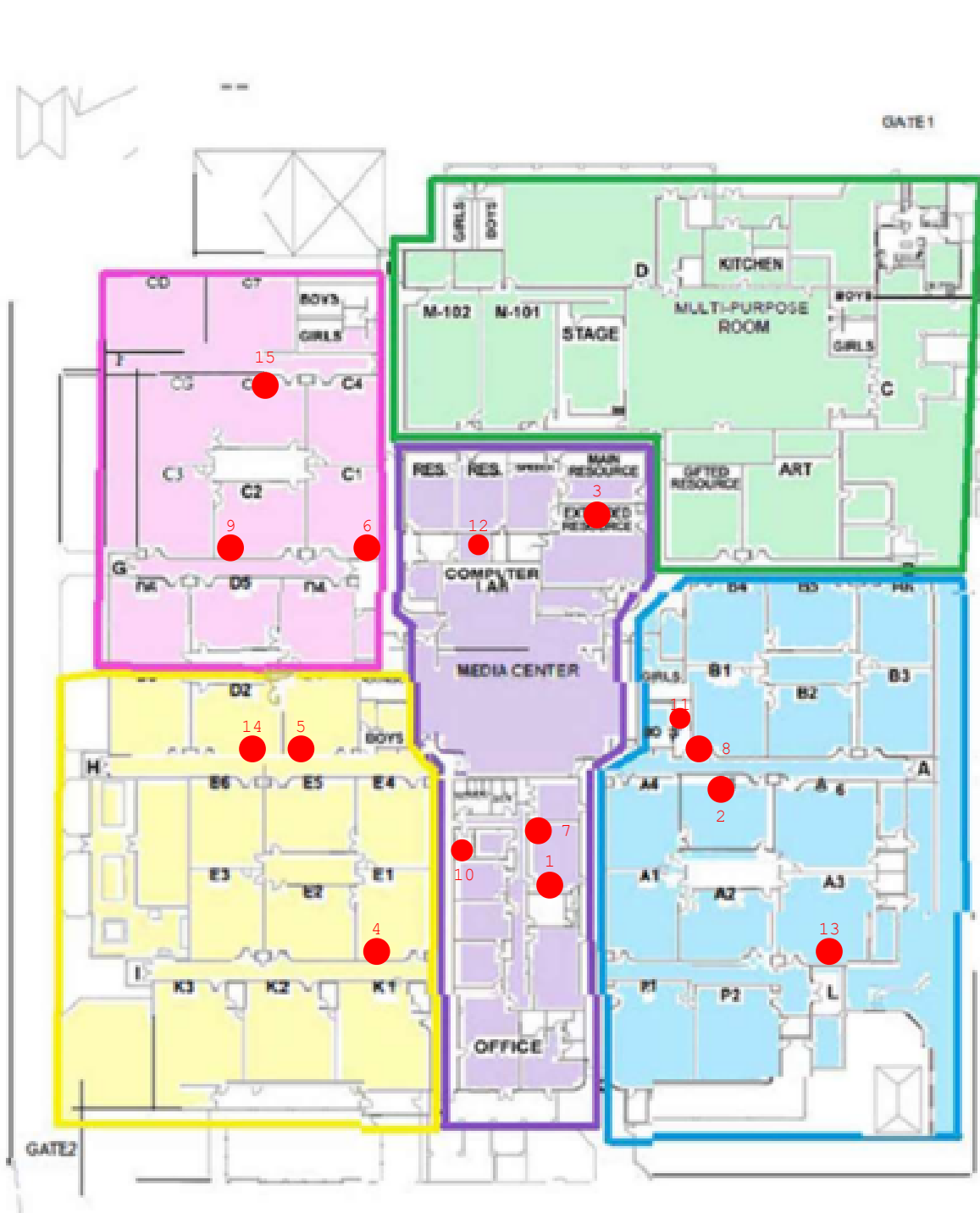
Inspector: Isai Portillo
Certificate Number: ON-188748-19438-121224
State: Arizona



SECTION 7



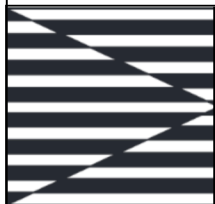
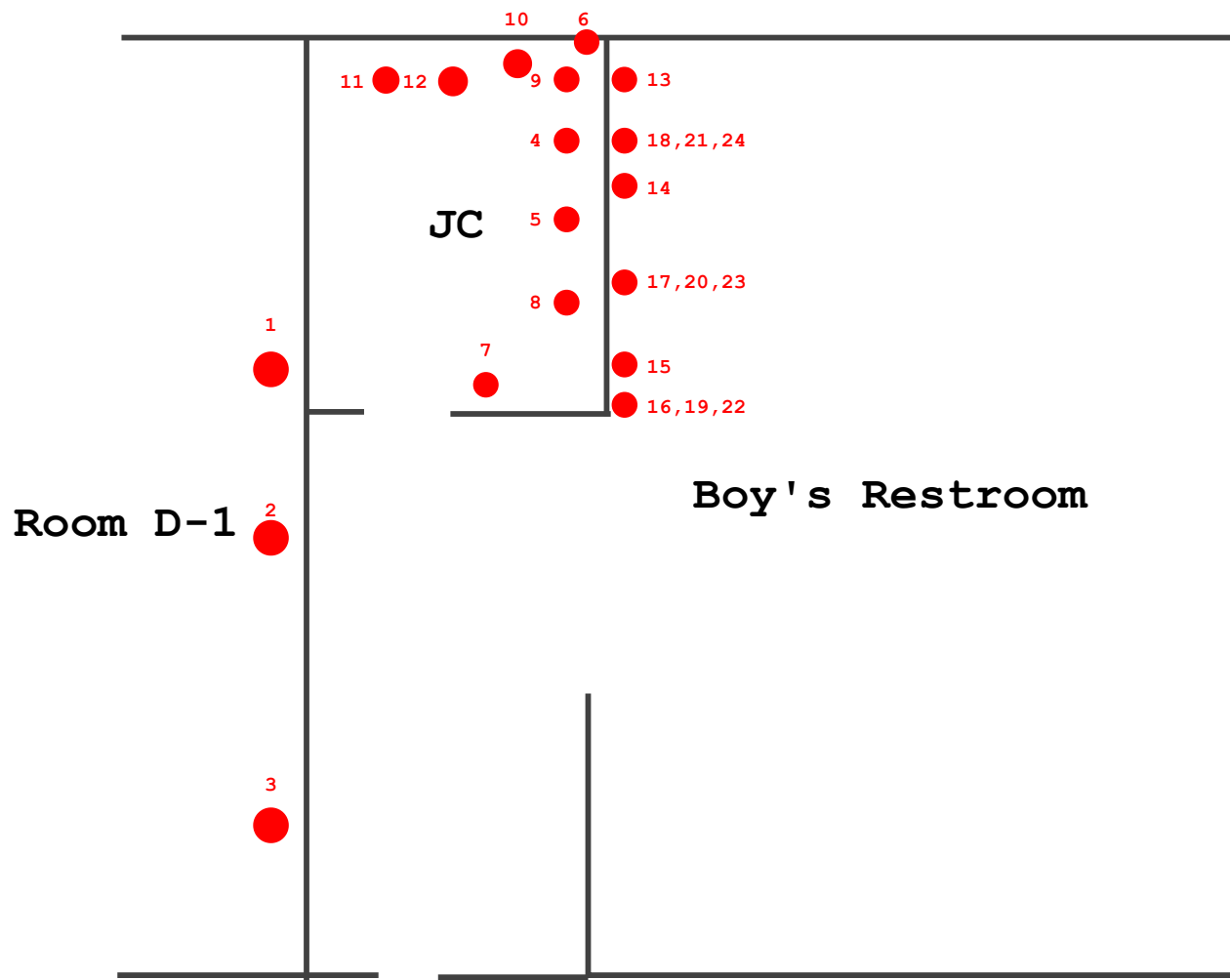
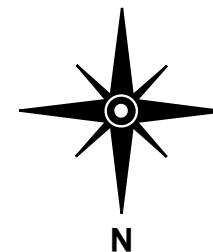
PLM BULK SAMPLE
LOCATION MAPS



PLM Bulk Sample Location Map
 Kyrene de las Manitas Elementary School
 1201 W Courtney Ln, Tempe, AZ 85284

Project No. AZ1418.44
 Main Building

Dominion Environmental Consultants, Inc.
 20045 North 19th Avenue - Building 7 - Phoenix, Arizona 85027 - (623) 516-1415



PLM Bulk Sample Location Map
Kyrene de las Manitas Elementary School
1201 W Courtney Ln, Tempe, AZ 85284

Project No. AZ0959.2618

Room D-1, Janitor's Closet, & Adjacent Boy's Restroom

Dominion Environmental Consultants, Inc.
20045 North 19th Avenue - Building 7 - Phoenix, Arizona 85027 - (623) 516-1415

SECTION 8



PHYSICAL ASSESSMENT INFORMATION SHEETS

BUILDING MATERIAL PHYSICAL ASSESSMENT INFORMATION SHEET

Project #: AZ1418.44	Client: Kyrene Elementary School District	Site: Kyrene del Manitas Elementary School	Bldg #: Main
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(HM) Material #: 65	Quantity of Material: 4,250 sq. ft..	Material in Air Plenum? Yes	No
Material Description: Insulation for Silver Ceiling Wrap		Material Location(s): Above the Ceiling	
Material Type: TSI <input type="checkbox"/> Surfacings Miscellaneous <input type="checkbox"/> (Circle One)			

Physical Assessment Categories

G 1) Damaged or significantly damaged TSI ACBM G 2) Damaged friable surfacing ACBM G 3) Significantly damaged friable surfacing ACBM G 4) Damaged or significantly damaged friable misc. ACBM	G 5) ACBM with potential for damage G 6) ACBM with potential for significant damage ■ 7) Any remaining friable ACBM or friable suspect ACBM
--	--

Material Condition

Damage Type:	G Physical G Vandalism	G Water G Vibration	G Air Erosion ■ None	G Other
Damage Extent:	■ Low <1% evenly; 10% locally	G Moderate <10% evenly; 10% - 25% locally	G High >10% evenly; >25% locally	
Description of Damage: None, Assumed ACBM				

Exposure Factors

Accessibility:	■ Low G Moderate G High	Occupancy:	■ Low G Moderate G High	Potential for Contact:	■ Low G Moderate G High	Potential for Vibration:	■ Low G Moderate G High	Potential for Air Erosion:	G Low ■ Moderate G High
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Preventative Measures: Low Potential for Disturbance

Hazard Classification/Assessment Categories

■ 1) Good condition with low potential for disturbance damage G 2) Good condition with potential for disturbance damage G 3) Good condition with potential for significant disturbance damage G 4) Damaged condition with low potential for disturbance damage	G 5) Damaged condition with potential for disturbance damage G 6) Damaged condition with potential for significant disturbance damage G 7) Significant damage with potential for any disturbance
--	--

Inspector: Isai Portillo

Certificate #: ON-188748-19438-121224

Signature:

State: Arizona

Exp Date: December 12, 2025

Management Planner: Tracey Carpenter

Certificate #: ON-4651-14588-071124

Signature:

State: Arizona

Exp Date: July 11, 2025

BUILDING MATERIAL PHYSICAL ASSESSMENT INFORMATION SHEET

Project #: AZ1418.44	Client: Kyrene Elementary School District	Site: Kyrene del Manitas Elementary School	Bldg #: Main
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(HM) Material #: 66	Quantity of Material: 4,250 sq. ft..	Material in Air Plenum? Yes	No
Material Description: Insulation for Silver Flex Duct Wrap		Material Location(s): Above the Ceiling	
Material Type: TSI <input type="checkbox"/> Surfacing Miscellaneous <input type="checkbox"/> (Circle One)			

Physical Assessment Categories

G 1) Damaged or significantly damaged TSI ACBM G 2) Damaged friable surfacing ACBM G 3) Significantly damaged friable surfacing ACBM G 4) Damaged or significantly damaged friable misc. ACBM	G 5) ACBM with potential for damage G 6) ACBM with potential for significant damage ■ 7) Any remaining friable ACBM or friable suspect ACBM
--	--

Material Condition

Damage Type:	G Physical G Vandalism	G Water G Vibration	G Air Erosion ■ None	G Other
Damage Extent:	■ Low <1% evenly; 10% locally	G Moderate <10% evenly; 10% - 25% locally	G High >10% evenly; >25% locally	
Description of Damage: None, Assumed ACBM				

Exposure Factors

Accessibility:	■ Low G Moderate G High	Occupancy:	■ Low G Moderate G High	Potential for Contact:	■ Low G Moderate G High	Potential for Vibration:	■ Low G Moderate G High	Potential for Air Erosion:	G Low ■ Moderate G High
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Preventative Measures: Low Potential for Disturbance

Hazard Classification/Assessment Categories

■ 1) Good condition with low potential for disturbance damage G 2) Good condition with potential for disturbance damage G 3) Good condition with potential for significant disturbance damage G 4) Damaged condition with low potential for disturbance damage	G 5) Damaged condition with potential for disturbance damage G 6) Damaged condition with potential for significant disturbance damage G 7) Significant damage with potential for any disturbance
--	--

Inspector: Isai Portillo

Certificate #: ON-188748-19438-121224

Signature:

State: Arizona

Exp Date: December 12, 2025

Management Planner: Tracey Carpenter

Certificate #: ON-4651-14588-071124

Signature:

State: Arizona

Exp Date: July 11, 2025

BUILDING MATERIAL PHYSICAL ASSESSMENT INFORMATION SHEET

Project #: AZ1418.44	Client: Kyrene Elementary School District	Site: Kyrene del Manitas Elementary School	Bldg #: Main
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(HM) Material #: 67	Quantity of Material: 4,250 sq. ft..	Material in Air Plenum? Yes	No
Material Description: Insulation for Silver Duct Wrap		Material Location(s): Above the Ceiling	
Material Type: TSI <input type="checkbox"/> Surfacing Miscellaneous <input type="checkbox"/> (Circle One)			

Physical Assessment Categories

G 1) Damaged or significantly damaged TSI ACBM G 2) Damaged friable surfacing ACBM G 3) Significantly damaged friable surfacing ACBM G 4) Damaged or significantly damaged friable misc. ACBM	G 5) ACBM with potential for damage G 6) ACBM with potential for significant damage ■ 7) Any remaining friable ACBM or friable suspect ACBM
--	--

Material Condition

Damage Type:	G Physical G Vandalism	G Water G Vibration	G Air Erosion ■ None	G Other
Damage Extent:	■ Low <1% evenly; 10% locally	G Moderate <10% evenly; 10% - 25% locally	G High >10% evenly; >25% locally	
Description of Damage: None, Assumed ACBM				

Exposure Factors

Accessibility:	■ Low G Moderate G High	Occupancy:	■ Low G Moderate G High	Potential for Contact:	■ Low G Moderate G High	Potential for Vibration:	■ Low G Moderate G High	Potential for Air Erosion:	G Low ■ Moderate G High
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Preventative Measures: Low Potential for Disturbance

Hazard Classification/Assessment Categories

■ 1) Good condition with low potential for disturbance damage G 2) Good condition with potential for disturbance damage G 3) Good condition with potential for significant disturbance damage G 4) Damaged condition with low potential for disturbance damage	G 5) Damaged condition with potential for disturbance damage G 6) Damaged condition with potential for significant disturbance damage G 7) Significant damage with potential for any disturbance
--	--

Inspector: Isai Portillo

Certificate #: ON-188748-19438-121224

Signature:

State: Arizona

Exp Date: December 12, 2025

Management Planner: Tracey Carpenter

Certificate #: ON-4651-14588-071124

Signature:

State: Arizona

Exp Date: July 11, 2025

BUILDING MATERIAL PHYSICAL ASSESSMENT INFORMATION SHEET

Project #: AZ1418.44	Client: Kyrene Elementary School District	Site: Kyrene del Manitas Elementary School	Bldg #: Main
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(HM) Material #: 69	Quantity of Material: 4,250 sq. ft..	Material in Air Plenum? Yes	No
Material Description: Insulation for White Pipe Wrap		Material Location(s): Above the Ceiling	
Material Type: TSI Miscellaneous		Surfacing (Circle One)	

Physical Assessment Categories

G 1) Damaged or significantly damaged TSI ACBM G 2) Damaged friable surfacing ACBM G 3) Significantly damaged friable surfacing ACBM G 4) Damaged or significantly damaged friable misc. ACBM	G 5) ACBM with potential for damage G 6) ACBM with potential for significant damage ■ 7) Any remaining friable ACBM or friable suspect ACBM
--	--

Material Condition

Damage Type:	G Physical G Vandalism	G Water G Vibration	G Air Erosion ■ None	G Other
Damage Extent:	■ Low <1% evenly; 10% locally	G Moderate <10% evenly; 10% - 25% locally	G High >10% evenly; >25% locally	
Description of Damage: None, Assumed ACBM				

Exposure Factors

Accessibility:	■ Low G Moderate G High	Occupancy:	■ Low G Moderate G High	Potential for Contact:	■ Low G Moderate G High	Potential for Vibration:	■ Low G Moderate G High	Potential for Air Erosion:	G Low ■ Moderate G High
Preventative Measures: Low Potential for Disturbance									

Hazard Classification/Assessment Categories

■ 1) Good condition with low potential for disturbance damage G 2) Good condition with potential for disturbance damage G 3) Good condition with potential for significant disturbance damage G 4) Damaged condition with low potential for disturbance damage	G 5) Damaged condition with potential for disturbance damage G 6) Damaged condition with potential for significant disturbance damage G 7) Significant damage with potential for any disturbance
--	--

Inspector: Isai Portillo

Certificate #: ON-188748-19438-121224

Signature:

State: Arizona

Exp Date: December 12, 2025

Management Planner: Tracey Carpenter

Certificate #: ON-4651-14588-071124

Signature:

State: Arizona

Exp Date: July 11, 2025

SECTION 9



LABORATORY REPORTS


Report for:

Isai Portillo
Dominion Environmental Consultants, Inc.
20045 N. 19th Ave, Bldg 7
Phoenix, AZ 85027

Regarding: Eurofins Aerotech Built Environment Testing, LLC
Project: AZ1418.44; Kryene De Las Manitas ES
EML ID: 4086072

Approved by:

Dates of Analysis:
Asbestos PLM: 05-28-2025



Approved Signatory
Renee Luna-Trepczynski

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EB-AS-S-1267)
NVLAP Lab Code 500031-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins Aerotech Built Environment Testing, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: Dominion Environmental Consultants, Inc.
 C/O: Isai Portillo
 Re: AZ1418.44; Kryene De Las Manitas ES

Date of Sampling: 05-22-2025
 Date of Receipt: 05-27-2025
 Date of Report: 05-28-2025

ASBESTOS PLM REPORT

Total Samples Submitted: 15

Total Samples Analyzed: 15

Total Samples with Layer Asbestos Content > 1%: 0

Location: PLM-1, Large Pin Hole 2'x2' Ceiling Tiles

Lab ID-Version‡: 20383919-1

Sample Layers	Asbestos Content
Light Brown Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 2% Glass Fibers
Sample Composite Homogeneity:	Good

Location: PLM-2, Large Pin Hole 2'x2' Ceiling Tiles

Lab ID-Version‡: 20383920-1

Sample Layers	Asbestos Content
Light Brown Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 2% Glass Fibers
Sample Composite Homogeneity:	Good

Location: PLM-3, Large Pin Hole 2'x2' Ceiling Tiles

Lab ID-Version‡: 20383921-1

Sample Layers	Asbestos Content
Light Brown Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 2% Glass Fibers
Sample Composite Homogeneity:	Good

Location: PLM-4, Small Pin Hole 2'x2' Ceiling Tile

Lab ID-Version‡: 20383922-1

Sample Layers	Asbestos Content
Light Brown Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 7% Glass Fibers
Sample Composite Homogeneity:	Good

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

All components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Dominion Environmental Consultants, Inc.
 C/O: Isai Portillo
 Re: AZ1418.44; Kryene De Las Manitas ES

Date of Sampling: 05-22-2025
 Date of Receipt: 05-27-2025
 Date of Report: 05-28-2025

ASBESTOS PLM REPORT

Location: PLM-5, Small Pin Hole 2'x2' Ceiling Tile

Lab ID-Version‡: 20383923-1

Sample Layers	Asbestos Content
Light Brown Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 7% Glass Fibers
Sample Composite Homogeneity:	Good

Location: PLM-6, Small Pin Hole 2'x2' Ceiling Tile

Lab ID-Version‡: 20383924-1

Sample Layers	Asbestos Content
Light Brown Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 7% Glass Fibers
Sample Composite Homogeneity:	Good

Location: PLM-7, Orange Peel DW(PT, Text, tp, jc & dw)

Lab ID-Version‡: 20383925-1

Sample Layers	Asbestos Content
White Paint	ND
White Texture	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

Location: PLM-8, Orange Peel DW(PT, Text, tp, jc & dw)

Lab ID-Version‡: 20383926-1

Sample Layers	Asbestos Content
White Paint	ND
White Texture	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

All components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Dominion Environmental Consultants, Inc.
 C/O: Isai Portillo
 Re: AZ1418.44; Kryene De Las Manitas ES

Date of Sampling: 05-22-2025
 Date of Receipt: 05-27-2025
 Date of Report: 05-28-2025

ASBESTOS PLM REPORT

Location: PLM-9, Orange Peel DW(PT, Text, tp, jc & dw)

Lab ID-Version‡: 20383927-1

Sample Layers	Asbestos Content
White Paint	ND
White Texture	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

Location: PLM-10, Beige w/Tan Specs 12"x12" VCT + Mastic

Lab ID-Version‡: 20383928-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: PLM-11, Beige w/Tan Specs 12"x12" VCT + Mastic

Lab ID-Version‡: 20383929-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: PLM-12, Beige w/Tan Specs 12"x12" VCT + Mastic

Lab ID-Version‡: 20383930-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

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Client: Dominion Environmental Consultants, Inc.
 C/O: Isai Portillo
 Re: AZ1418.44; Kryene De Las Manitas ES

Date of Sampling: 05-22-2025
 Date of Receipt: 05-27-2025
 Date of Report: 05-28-2025

ASBESTOS PLM REPORT

Location: PLM-13, Blue/Gray 2'x2' Carpet + Mastic

Lab ID-Version‡: 20383931-1

Sample Layers	Asbestos Content
Multicolored Carpet	ND
Yellow Mastic	ND
Composite Non-Asbestos Content:	40% Synthetic Fibers
Sample Composite Homogeneity:	Moderate

Location: PLM-14, Blue/Gray 2'x2' Carpet + Mastic

Lab ID-Version‡: 20383932-1

Sample Layers	Asbestos Content
Multicolored Carpet	ND
Yellow Mastic	ND
Composite Non-Asbestos Content:	40% Synthetic Fibers
Sample Composite Homogeneity:	Moderate

Location: PLM-15, Blue/Gray 2'x2' Carpet + Mastic

Lab ID-Version‡: 20383933-1

Sample Layers	Asbestos Content
Multicolored Carpet	ND
Yellow Mastic	ND
Composite Non-Asbestos Content:	40% Synthetic Fibers
Sample Composite Homogeneity:	Moderate

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Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

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Eurofins Aerotech Built Environment Testing, LLC
1501 West Knudsen Drive, Phoenix, AZ 85027
(800) 651-4802 www.eurofinsus.com/Built

Client: Dominion Environmental Consultants, Inc.
C/O: Isai Portillo
Re: AZ1418.44; Kryene De Las Manitas ES

Date of Sampling: 05-22-2025
Date of Receipt: 05-27-2025
Date of Report: 05-28-2025

ASBESTOS PLM REPORT

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Renee Luna-Trepczynski

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

East: (866) 871-1984
Central: (800) 651-4802
West: (866) 888-6653



004086072

ASBESTOS ANALYSIS

REQUESTED SERVICES (Check boxes below)

CONTACT INFORMATION					
Company:	Dominion Environmental		Address:		
Contact:	Isai Bertillo		Special Instructions:		
Phone:	602-882-6710				
PROJECT INFORMATION			TURN AROUND TIME CODES (TAT)		
Project ID:	A21418.44		STD - Standard (DEFAULT)		Rushes received after 2pm or on weekends, will be considered received the next business day. Please alert us in advance of weekend analysis needs.
Project Description:	Kyrene De Las Manitas ES		ND - Next Business Day		
Project Zip Code:	Sampling Date & Time:	5/22/25	SD - Same Business Day Rush*		
PO Number:	Sampled By: <i>LR</i>		*Please call Client Services for locations with Rush services		
Sample ID	Description	Sample Type (Below)	TAT (Above)	Total Volume (Air Samples only)	Notes
PCM-13	Large Pin Hole 2'x2' Ceiling Tiles	B	STD		
4-6	Small Pin Hole 2'x2' Ceiling Tile				
7-9	Orange Peel DW (Pt, test, tp. + jc & dw)				
10-12	Beige w/ tan Specs 12"x12" VLT & Mastic				
13-15	Blue/Gray 2'x2' Carpet & Mastic				

PCM Air	PLM								Rock & Soil	Other Requests	
	Bulk						Rock & Soil				
Fiber Count (NIOSH 7400)											
OSHA with TWA											
Asbestos Bulk PLM											
EPA Point Count (200 Point Count)											
EPA Point Count (400 Point Count)											
EPA Point Count (1000 Point Count)											
Gravimetric Point Count (400 Pt Count)											
Gravimetric Point Count (1000 Pt Count)											
CARB 435 Method (400 Point Count)											
CARB 435 Method (1000 Point Count)											
Lead Analysis - Flame AA											

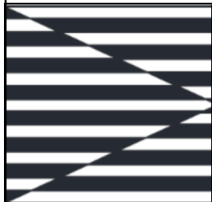
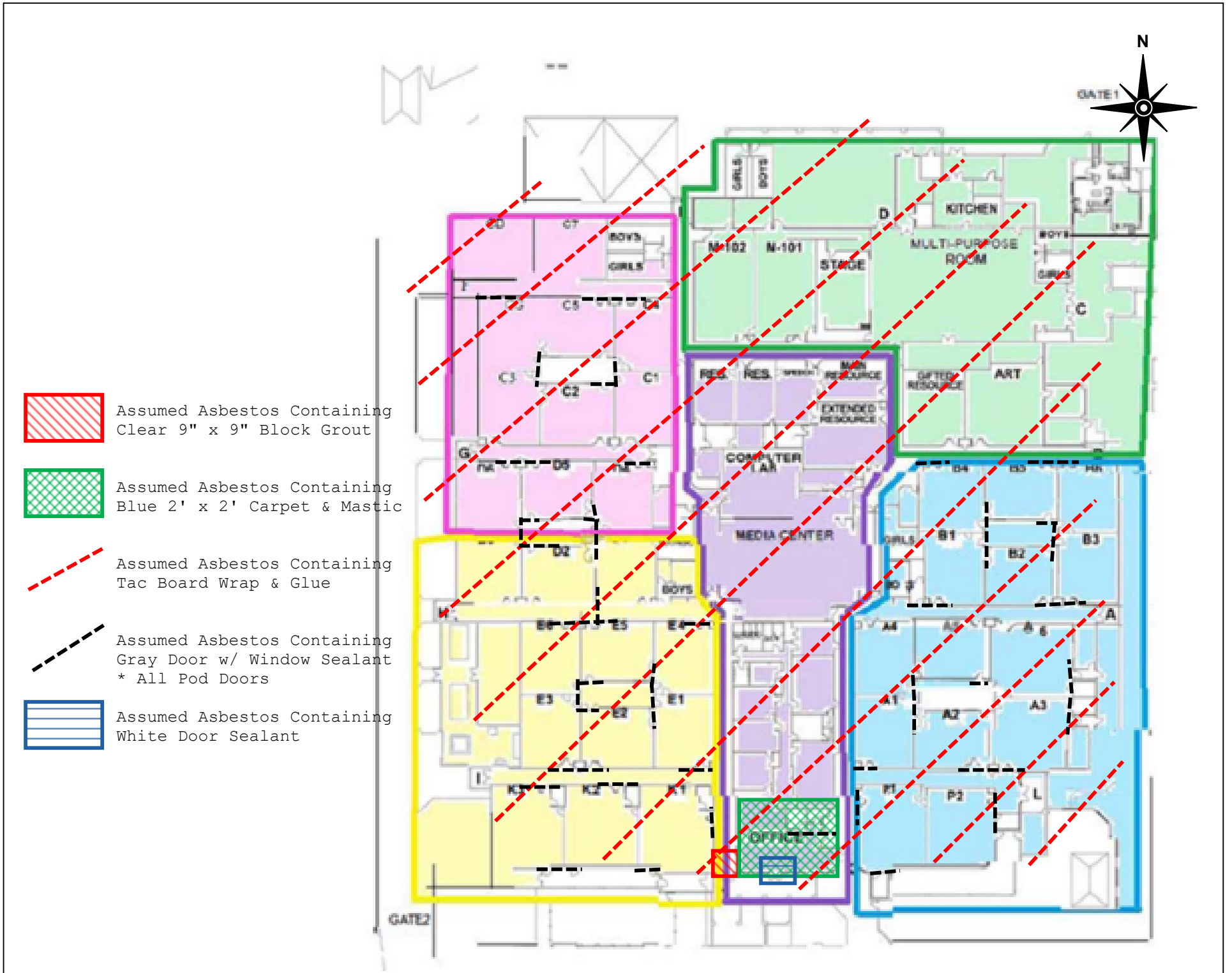
SAMPLE TYPE CODES		RELINQUISHED BY	DATE & TIME	RECEIVED BY	DATE & TIME
A - Air	W - Wipe	<i>LR</i>	5/22/25	<i>Poly Lago</i>	5/27/25 8:15am
B - Bulk	T - Tape				
D - Dust	R - Rock				
SO - Soil	O - Other:				

By submitting this Chain of Custody, you agree to be bound by the terms and conditions set forth at: <https://www.eurofinsus.com/environment-testing/built-environment/resources/sampling-guides-and-forms/>

SECTION 10



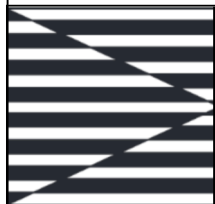
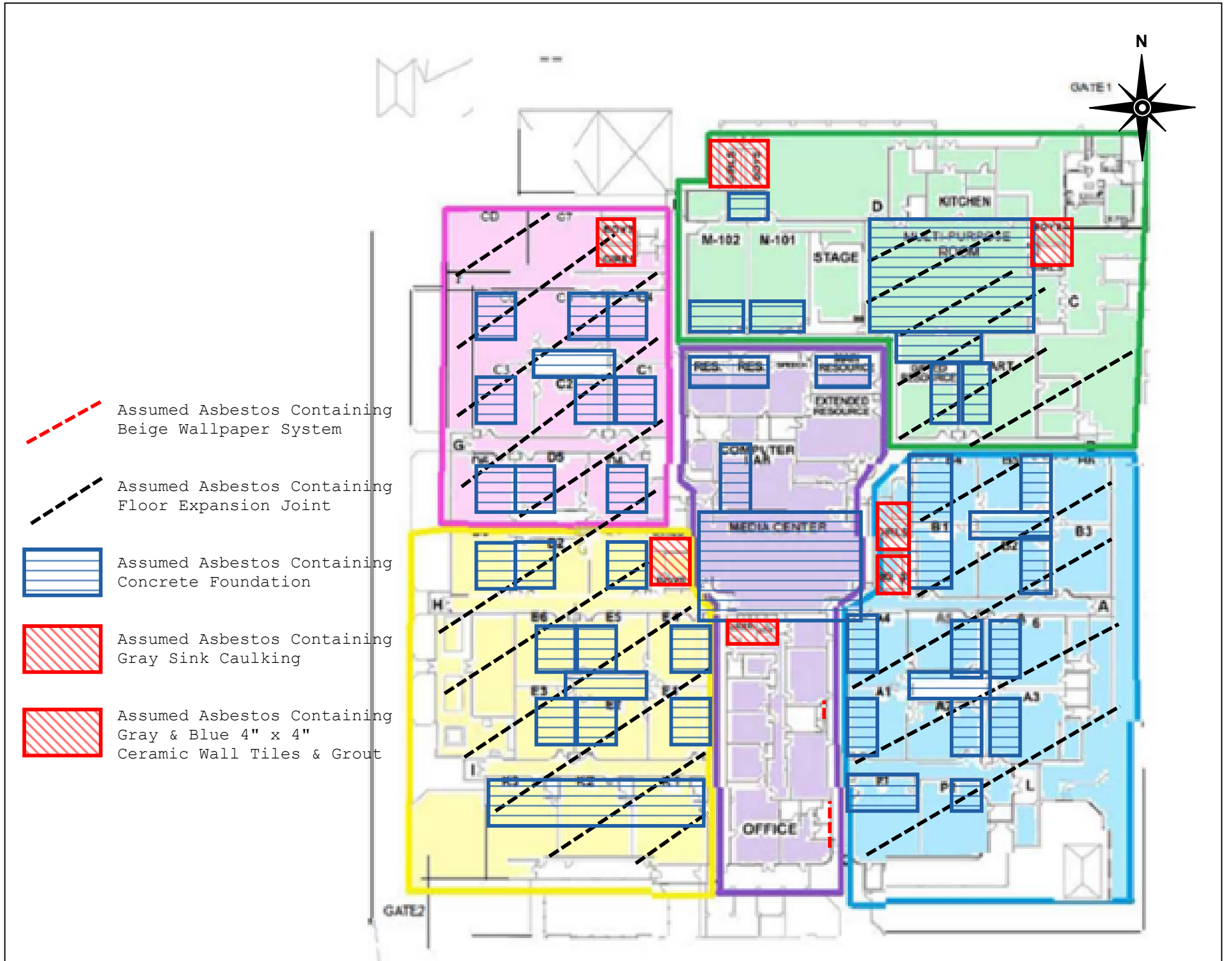
ASSUMED ACBM LOCATION MAPS



Assumed ACBM Location Map (1)
 Kyrene de las Manitas Elementary School
 1201 W Courtney Ln, Tempe, AZ 85284

Project No. AZ1418.44

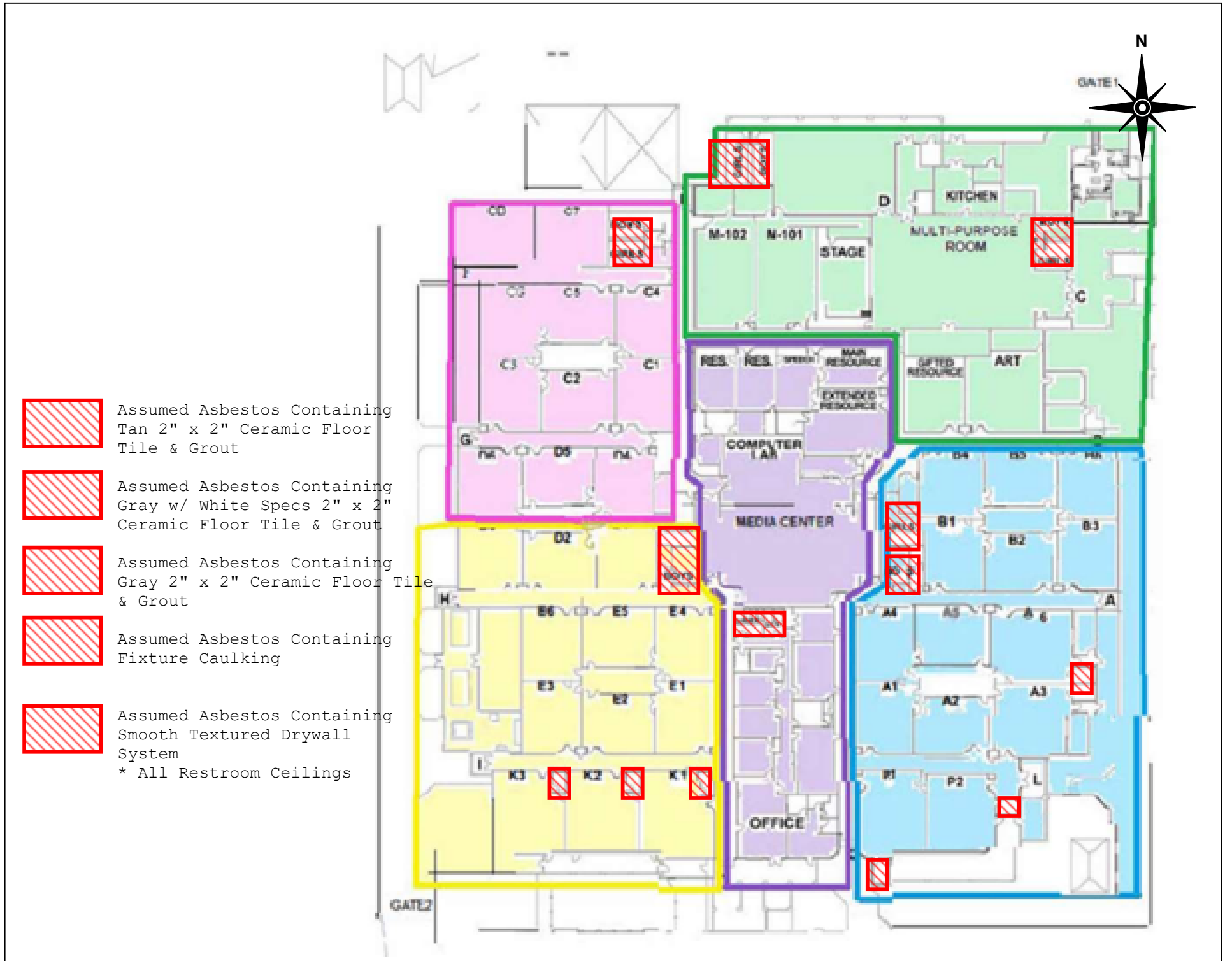
Main Building





Assumed ACBM Location Map (2)
 Kyrene de las Manitas Elementary School
 1201 W Courtney Ln, Tempe, AZ 85284


Project No. AZ1418.44


Main Building




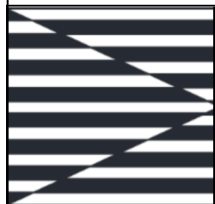
 Assumed Asbestos Containing
Tan 2" x 2" Ceramic Floor
Tile & Grout

 Assumed Asbestos Containing
Gray w/ White Specs 2" x 2"
Ceramic Floor Tile & Grout

 Assumed Asbestos Containing
Gray 2" x 2" Ceramic Floor Tile
& Grout

 Assumed Asbestos Containing
Fixture Caulking

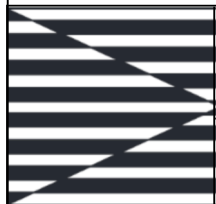
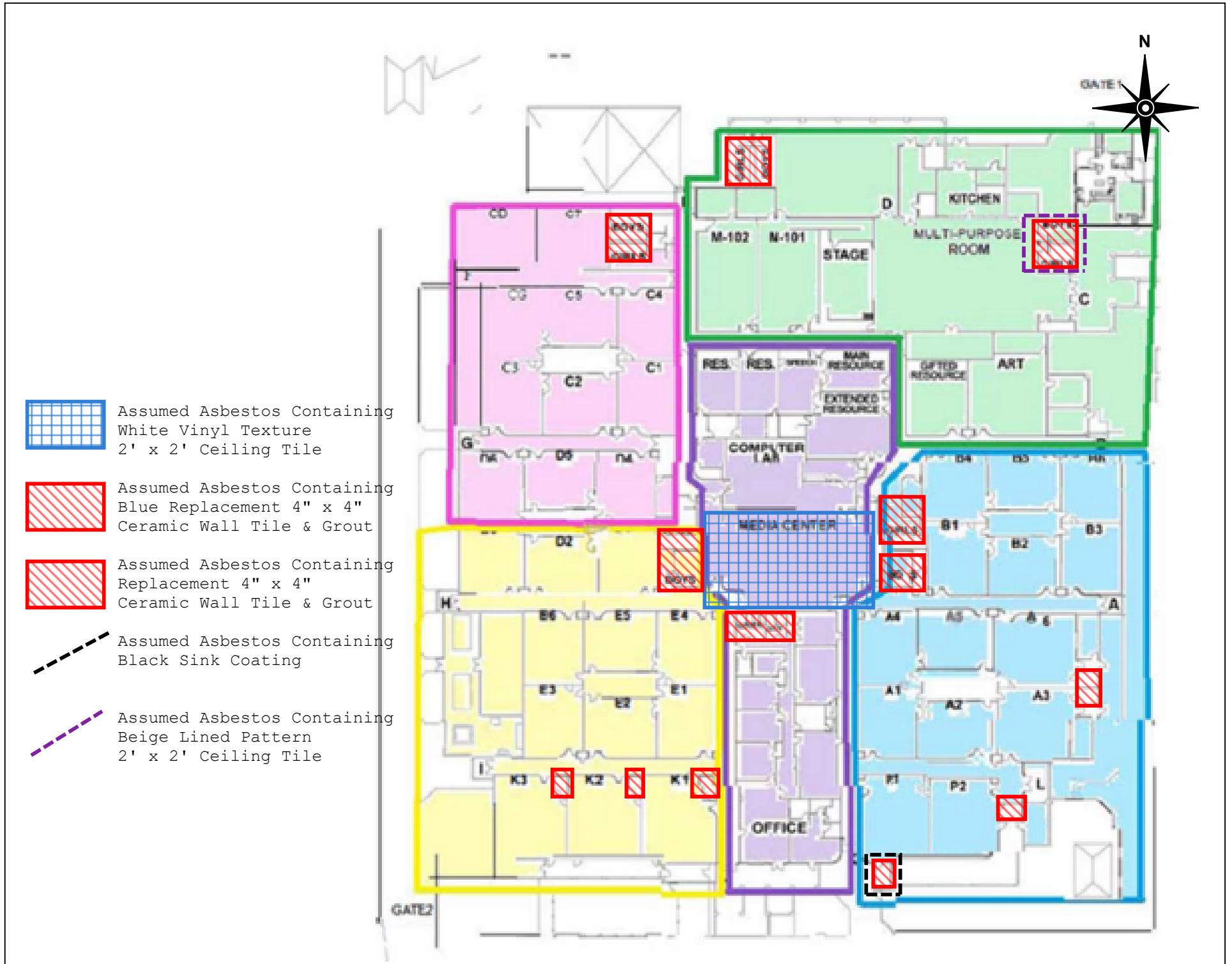
 Assumed Asbestos Containing
Smooth Textured Drywall
System
* All Restroom Ceilings



Assumed ACBM Location Map (3)
Kyrene de las Manitas Elementary School
1201 W Courtney Ln, Tempe, AZ 85284

Project No. AZ1418.44

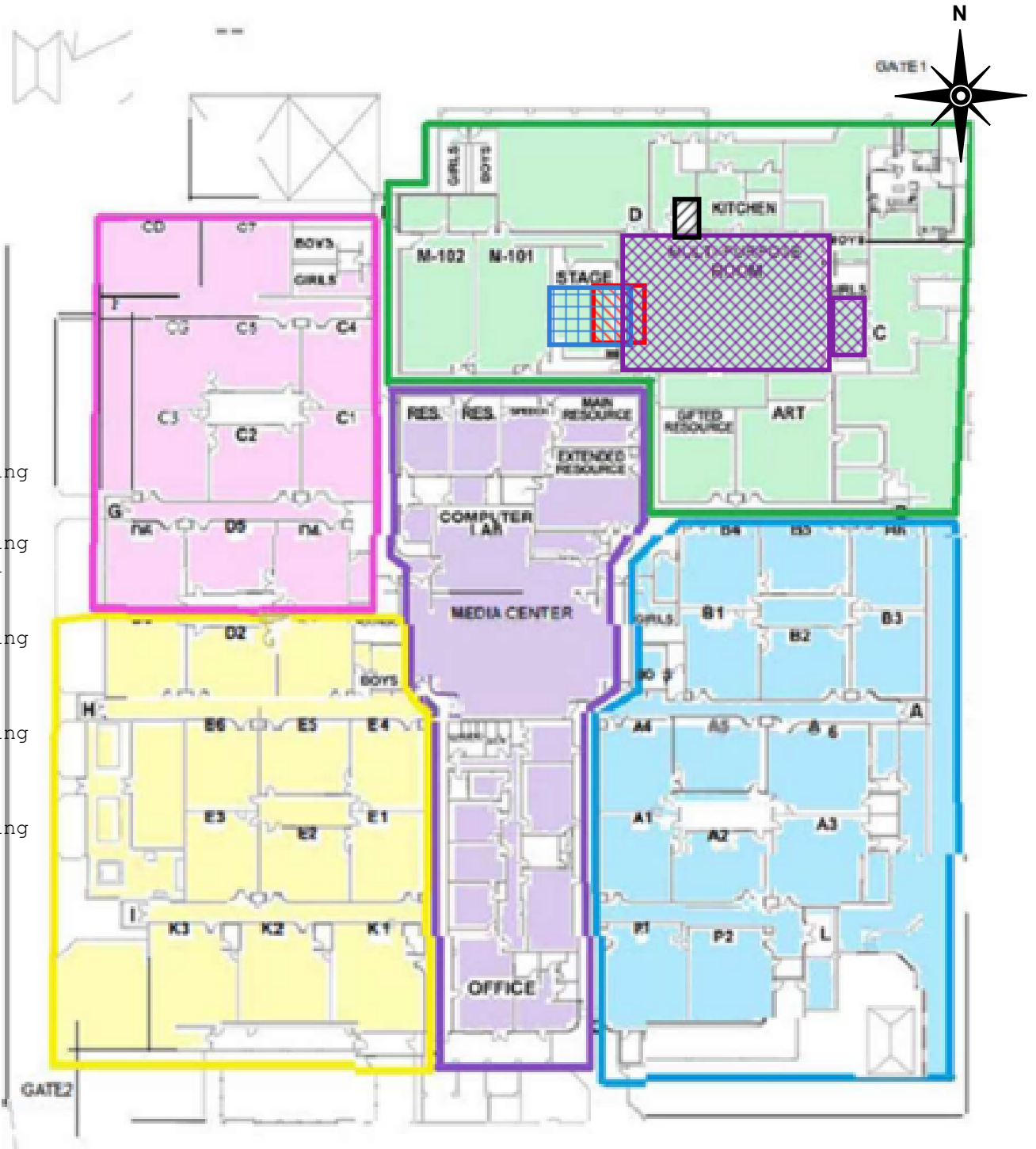
Main Building








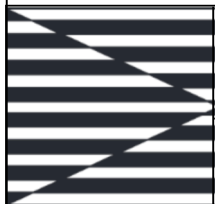
Assumed ACBM Location Map (5)
 Kyrene de las Manitas Elementary School
 1201 W Courtney Ln, Tempe, AZ 85284

Project No. AZ1418.44

Main Building



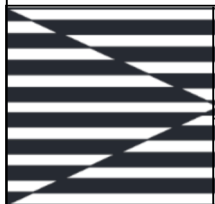
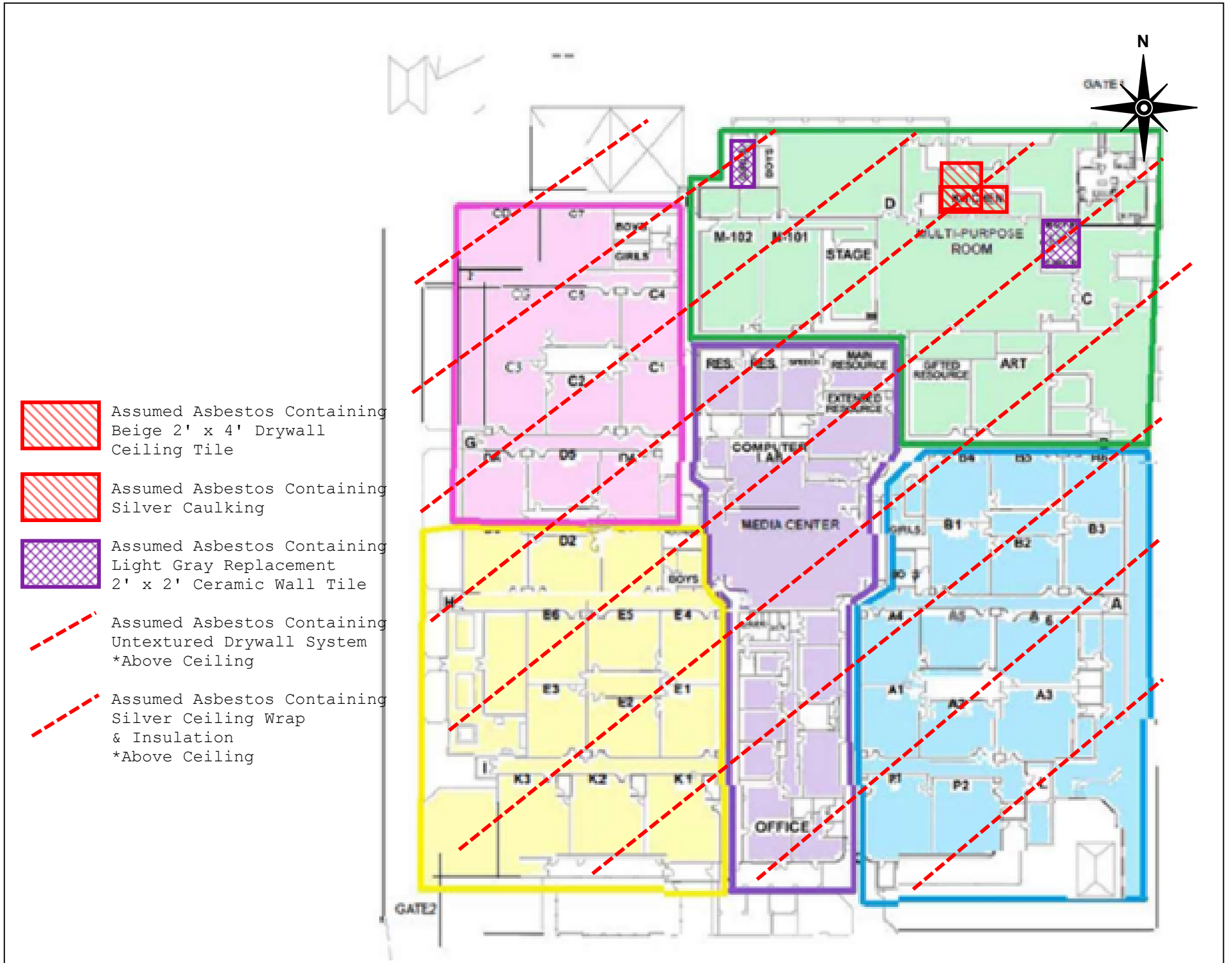
-  Assumed Asbestos Containing Blue Carpet & Mastic
-  Assumed Asbestos Containing Gray Circle Pattern Vinyl Floor Tile & Mastic
-  Assumed Asbestos Containing Brown Expansion Joint
-  Assumed Asbestos Containing Brown Door Foam Caulking
-  Assumed Asbestos Containing Multi-Colored Carpet



Assumed ACBM Location Map (6)
 Kyrene de las Manitas Elementary School
 1201 W Courtney Ln, Tempe, AZ 85284

Project No. AZ1418.44

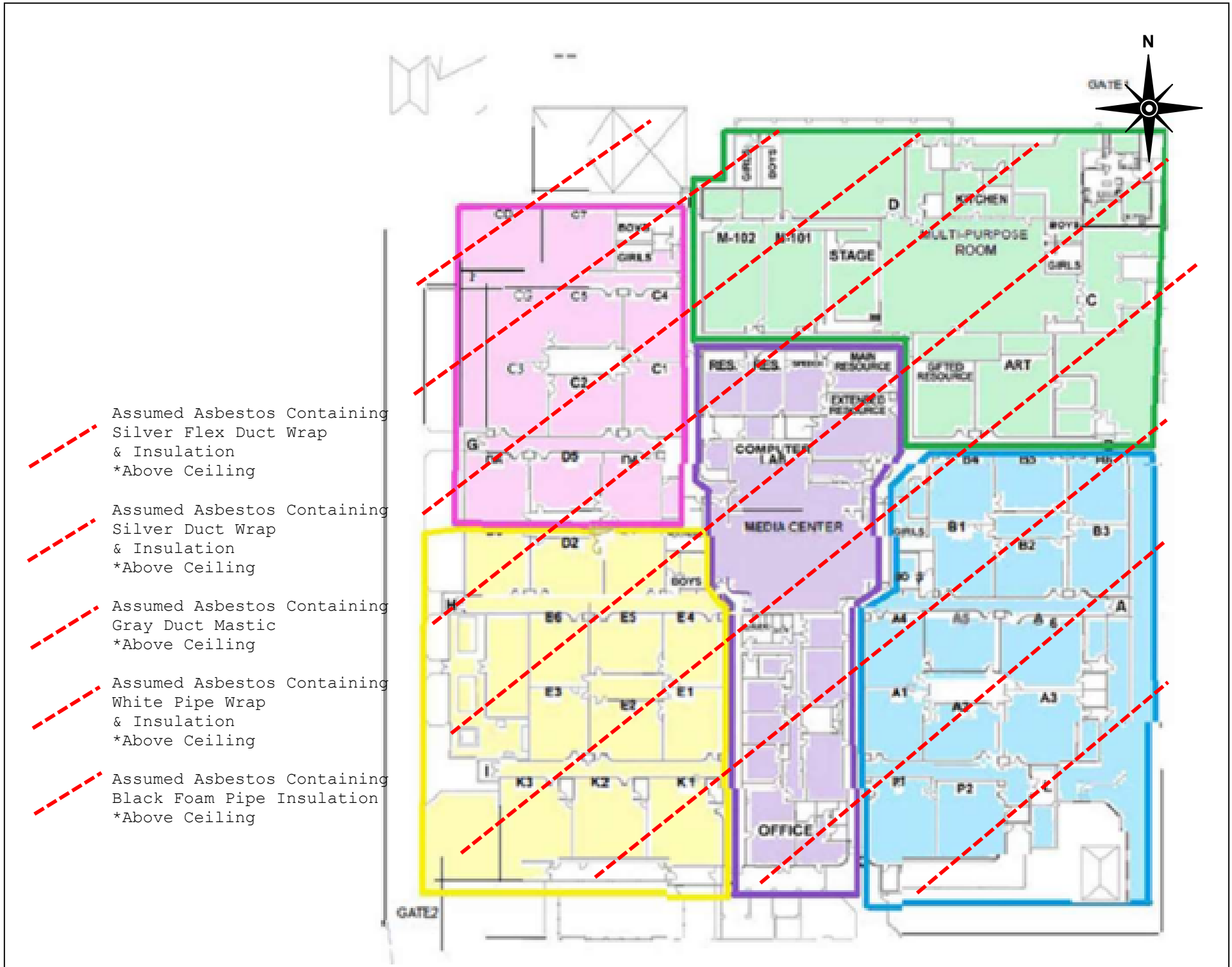
Main Building



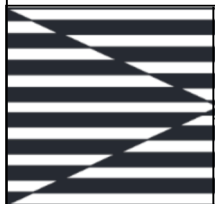
Assumed ACBM Location Map (7)
 Kyrene de las Manitas Elementary School
 1201 W Courtney Ln, Tempe, AZ 85284

Project No. AZ1418.44

Main Building



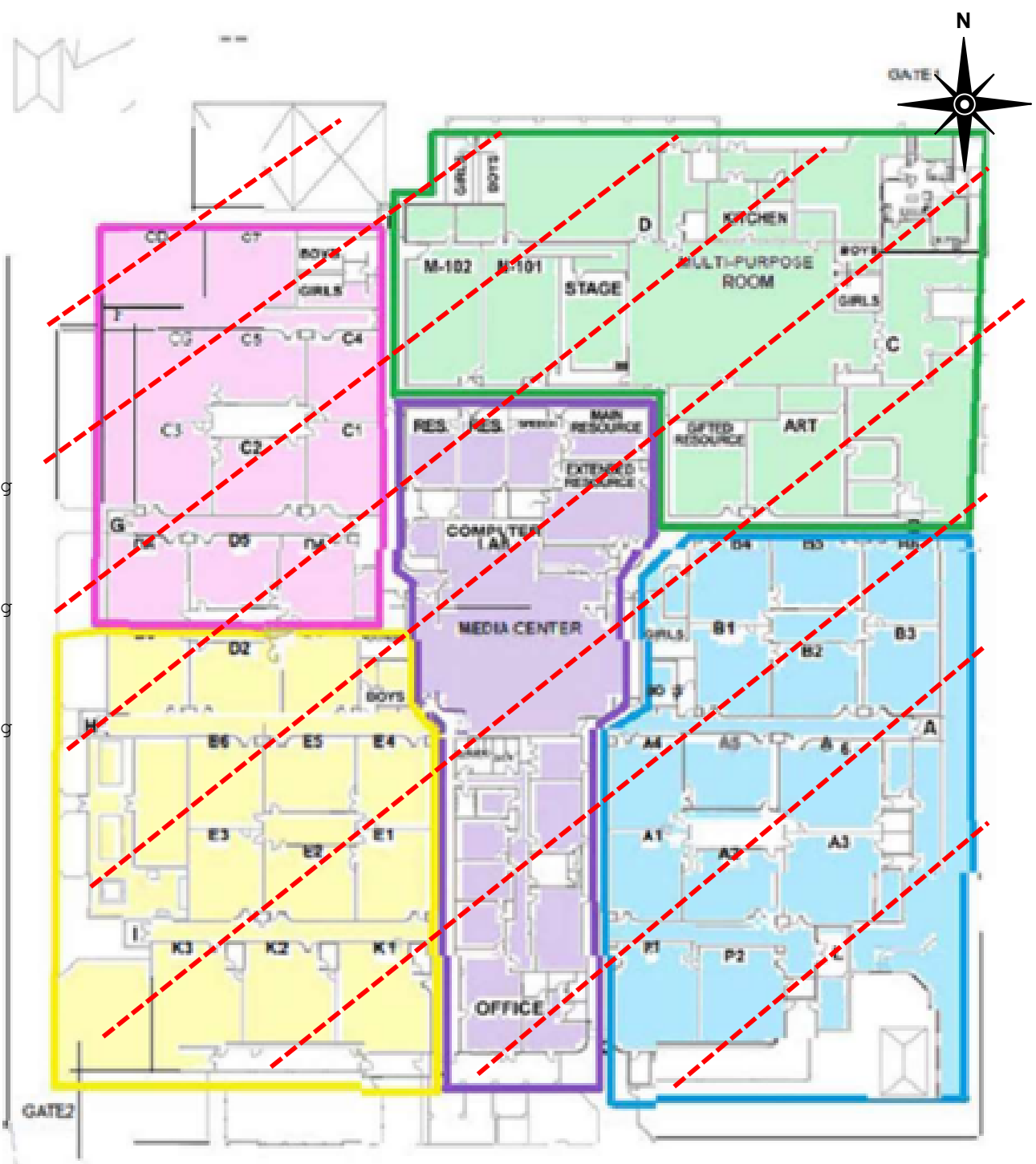
- Assumed Asbestos Containing Silver Flex Duct Wrap & Insulation
*Above Ceiling
- Assumed Asbestos Containing Silver Duct Wrap & Insulation
*Above Ceiling
- Assumed Asbestos Containing Gray Duct Mastic
*Above Ceiling
- Assumed Asbestos Containing White Pipe Wrap & Insulation
*Above Ceiling
- Assumed Asbestos Containing Black Foam Pipe Insulation
*Above Ceiling



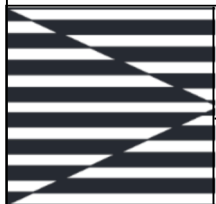
Assumed ACBM Location Map (8)
 Kyrene de las Manitas Elementary School
 1201 W Courtney Ln, Tempe, AZ 85284

Project No. AZ1418.44

Main Building



- Assumed Asbestos Containing Gray Fire Stop Caulking
*Above Ceiling
- Assumed Asbestos Containing Brown Fire Stop Caulking
*Above Ceiling
- Assumed Asbestos Containing Red Fire Stop Caulking
*Above Ceiling



Assumed ACBM Location Map (9)
 Kyrene de las Manitas Elementary School
 1201 W Courtney Ln, Tempe, AZ 85284

Project No. AZ1418.44

Main Building

SECTION 11



INSPECTOR ACCREDITATIONS

THE ASBESTOS INSTITUTE

Certifies that

Isai Portillo

has attended and received instruction in the EPA approved course

AHERA Building Inspector Refresher

on

December 12, 2024

and successfully completed and passed the competency exam.


Certificate:
ON-188748-19438-121224

Date of Examination:
12-Dec-2024

Date of Expiration:
12-Dec-2025



J. Cavness
Director



Approved Instructor

THE ASBESTOS INSTITUTE

20033 N. 19th Ave, Building 6, Phoenix, AZ 85027
602-864-6564 – www.theasbestosinstitute.com

FL Course # CRS228

The person receiving this certificate has completed the requisite training for asbestos accreditation under TSCA Title II.

SECTION 12



LABORATORY ACCREDITATIONS

United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 500031-0

Eurofins EMLab P&K

Phoenix, AZ

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:*

Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communique on ISO/IEC 17025).*

2025-01-01 through 2025-12-31

Effective Dates



A handwritten signature in blue ink, appearing to read "Dana S. Gorman".

For the National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

Eurofins EMLab P&K

1501 W. Knudsen Dr.

Phoenix, AZ 85027-1307

Joshua Snyder

Phone: 800-651-4802

Email: joshua.snyder@et.eurofinsus.com

<https://www.eurofinsus.com/environment-testing/built-environment/>

ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 500031-0

Bulk Asbestos Analysis

Code

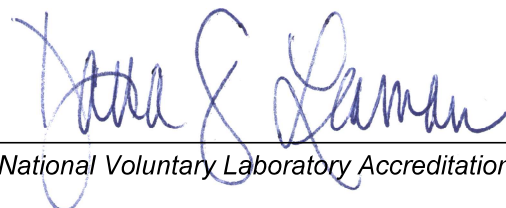
Description

18/A01

EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples

18/A03

EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials



For the National Voluntary Laboratory Accreditation Program